

Resolution R27-2019  
September 11, 2019

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS  
777 NORTH CAPITOL STREET, NE  
WASHINGTON, DC 20002**

**RESOLUTION ADOPTING TARGETS TO ADDRESS THE REGION'S HOUSING NEEDS**

**WHEREAS**, the Metropolitan Washington Council of Governments (COG) is comprised of the region's 24 local governments and their governing officials, plus area members of the Maryland and Virginia legislatures and the U.S. Senate and House of Representatives, and COG provides a focus for action on issues of regional concern; and

**WHEREAS**, in 2018 the Transportation Planning Board's Long-Range Plan Task Force identified a need to bring housing closer to jobs to optimize transportation system performance and recommended that COG advance land use solutions to address this need; and

**WHEREAS**, at the COG Leadership Retreat in July 2018 the board engaged in discussions on the region's current housing production challenges, housing affordability, and the potential need for additional housing in the future to support likely new job growth; and

**WHEREAS**, in September 2018 the COG Board passed Resolution R33-2018 directing COG staff, the Planning Directors Technical Advisory Committee (PDTAC), and the Housing Directors Advisory Committee (HDAC) to conduct research to assess the region's housing needs, including the amount of additional housing, location of additional housing, cost bands of additional housing needed, and impediments to housing production; and

**WHEREAS**, throughout 2019 the COG Board received many presentations and updates detailing the progress and findings of COG staff, PDTAC, HDAC, and additional research being conducted by the public and private sectors; and

**WHEREAS**, the 2019 COG Leadership Retreat focused on synthesizing the results of the research and focused on three regional housing targets to address Amount, Accessibility, and Affordability; and

**WHEREAS**, retreat participants agreed that housing production is a regional challenge that needs to be addressed to ensure that the growth of jobs does not continue to outpace the growth of housing, negatively affecting transportation systems, economic competitiveness and quality of life; and

**WHEREAS**, adopting regional targets will focus efforts and encourage regional collaboration to address the region's unmet housing needs.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:**

The board supports the following regional housing targets:

- 1) Amount: At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

- 2) Accessibility: At least 75 percent of all new housing should be in Activity Centers or near high-capacity transit.
- 3) Affordability: At least 75 percent of all new housing should be affordable to low- and middle-income households.

Furthermore, the board encourages COG member jurisdictions to:

- 4) Share these regional housing targets within their local governments to elected officials, staff, and constituents.
- 5) Adopt targets at the local level to address housing production, accessibility, and affordability within each jurisdiction.
- 6) Work with the non-profit, private, and philanthropic sectors to advance the COG regional housing targets.

**I HEREBY CERTIFY THAT the foregoing resolution was adopted by the COG Board of Directors on September 11, 2019.**

**Laura Ambrosio, COG Communications Specialist**